

70-15-09-24-000



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**J. Todd Sands**  
**OR 1926-945**  
**+/-0.445 Ac.**

Situated in the State of Ohio, Muskingum County, Township of Washington, Southeast Quarter of Sec. 9, Township 1, Range 7 and being all of the lands now owned by J. Todd Sands (OR 1926-945) of the Muskingum County Records Office and more fully described as follows.

Beginning for reference at a pipe found on the northeast corner of the southeast quarter of Sec. 9, said pipe is referenced by a stone found at the northeast corner of the northeast quarter of said section, which bears North 02 degrees 26 minutes 02 seconds East, 2675.51 feet;

Thence with the section line, common to Sec. 9 and Sec. 10, South 02 degrees 26 minutes 02 seconds West, 916.10 feet to a roof bolt found, being the principal place of beginning, passing a pipe found at 576.10 feet (referenced by a pipe found which bears, North 87 degrees 36 minutes 51 seconds West, 912.36) and a pipe found at 915.03 feet;

Thence continuing with said section line, also being the common line of the lands owned by J. Todd Sands (OR 1926-945) and the lands now owned by Jane W. Everett (OR 2321-319), thence South 02 degrees 26 minutes 02 seconds West, 360.12 feet to a pk nail set in the center of Adamsville Road (SR-93), passing an iron pin set at 315.12 feet, said pk nail is referenced by a pipe found which bears, North 61 degrees 05 minutes 29 seconds East, 103.58 feet ;

Thence leaving said section line and going with the center of said Adamsville Road, South 82 degrees 33 minutes 24 seconds West, 48.53 feet to a pk nail set on the southeast corner of the lands of J. Todd Sands (DR 1080-15);

Thence leaving the center of said Adamsville Road and going with the common line of J. Todd Sands (DR 1080-15 and J. Todd Sands (OR 1926-945) lands the following two (2) courses:

1. thence North 00 degrees 35 minutes 07 seconds East, 360.49 feet to a point, said point is referenced by a pipe found which bears, North 13 degrees 13 minutes 03 seconds East, 1.28 feet and a disturbed iron pin which bears, South 68 degrees 55 minutes 36 seconds East, 15.81 feet, passing a pipe found at 46.92 feet, 0.46 feet left;
2. thence North 84 degrees 38 minutes 09 seconds East, 60.00 feet to the place of beginning, containing 0.445 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.445 acre parcel is based on a field survey made by McPeek Land Surveying on August 7<sup>th</sup>, 2014.

**OFFICE COPY**  
**NOT RECORDABLE**



8/11/14  
Date

**Parcel No.**

All of: 70-15-09-24-000 (+/- 0.389 ac.)

All of: 70-15-09-25-000 (+/- 0.056 ac.)

Total (+/- 0.445 ac.)

DESCRIPTION  
APPROVED  
By: [Signature]

70-15-09-24-000 A



SITUATED IN

The State of Ohio, County of Muskingum  
Township of Washington and being part of  
SE Qtr. Sec. 9, T1, R7.

ReSURVEY

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,  
NAD83, Ohio South, per GPS Observation.

REFERENCES

\* As Noted on Plat  
www.muskingumcountyauditor.org  
www.mceo.org  
http://recorder.muskingumcounty.org  
Previous Surveys by:  
TCW & Assoc., Finley & Linn Engineering, Inc.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Property Hook
- Pipe Found
- ▲ PK Nail Set
- ⊗ Roof Bolt Found

J. Todd Sands  
OR 1926-945  
±0.445 Ac.

J. Todd Sands  
DR 1080-15

SURVEYOR'S NOTE

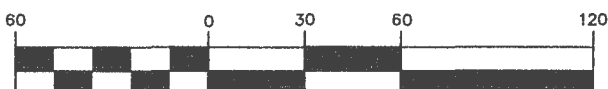
- 1).-The gravel drive and garage for the parcel being described are encroaching on the lands currently owned by Jane W. Everett (OR 2321-319)
- 2).-Prior deed reference (OR 1926-945) makes deed calls to the north line of Adamsville Road. The adjoining properties to the east and west call to the center of said road. The new plat and legal description have been adjusted to the centerline of said road to match the adjoining surveys and absorb the gap.

PARCEL NO.

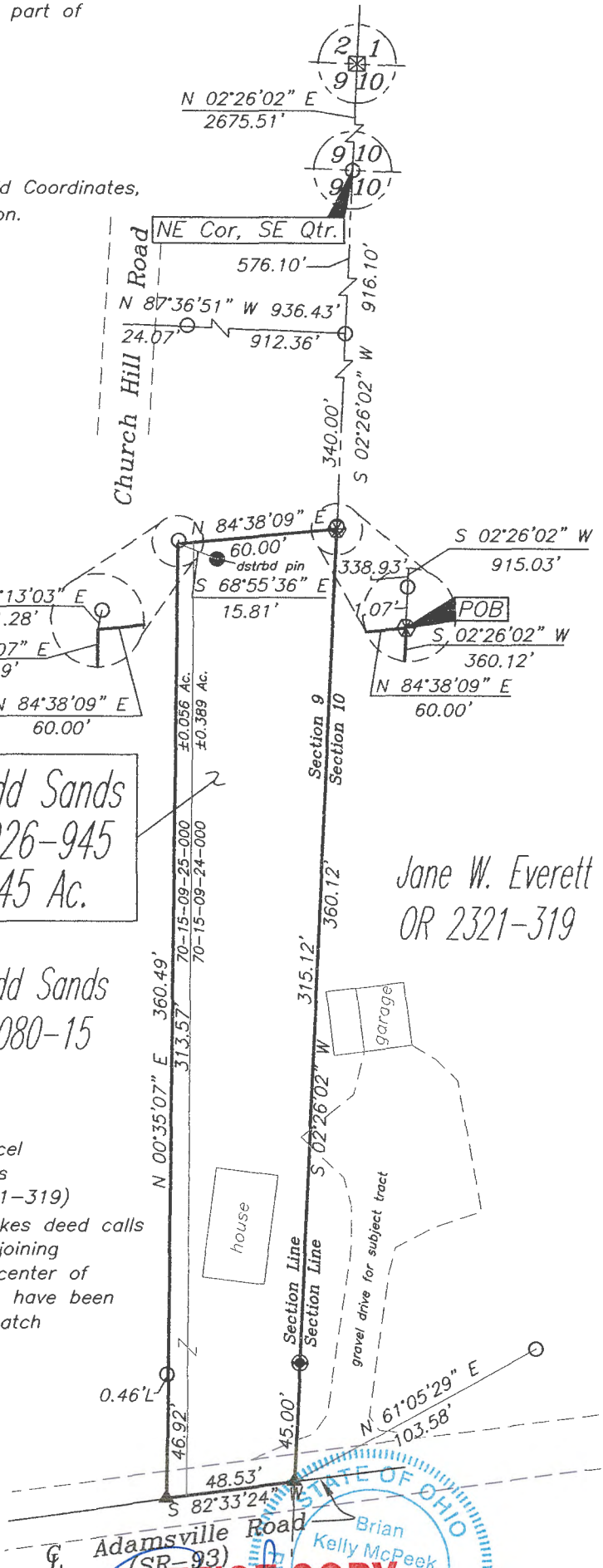
All of : 70-15-09-24-000(±0.389 Ac.)  
All of : 70-15-09-25-000(±0.056 Ac.)  
Total (±0.445 Ac.)

DESCRIPTION  
APPROVED  
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GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



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NOT RECORDABLE

Brian Kelly McPeck  
Reg. Surveyor No. 8517



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